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# NASA Procedural Requirements

**COMPLIANCE IS MANDATORY**

**NPR 8831.2E**

Effective Date: November 18,

2008

Expiration Date: November

18, 2013

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## **Subject: Facilities Maintenance and Operations Management**

**Responsible Office: Facilities Engineering and Real Property Division**

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## **Preface**

### **P.1 Purpose**

- a. This document establishes minimum NASA management of facilities maintenance objectives and standards in support of NASA Policy Directive (NPD) 8831.1, Maintenance and Operations of Institutional and Program Facilities and Related Equipment, and NPD 8700.1, NASA Policy for Safety and Mission Success. In addition to stressing the NASA Administrator's emphasis on the importance of strict compliance with safety regulations, practices, and procedures, it requires the practice of several proactive methods for meeting those objectives and standards, including the adoption of the Reliability Centered Maintenance (RCM) philosophy and procedures (NASA Reliability Centered Maintenance Guide for Facilities and Collateral Equipment), use of Predictive Testing and Inspection (PT&I) technologies, and maximum use of fixed-price, performance-based contracts coupled with good business practices that are cost effective to accomplish maintenance.
- b. This document fixes commonality of facilities maintenance definitions Agency wide among the NASA Centers and Component Facilities, thereby permitting the application of uniform measures of facilities conditions; allowing meaningful, quantitative metrics in terms common throughout the Agency and the ability to statistically analyze relative variances; compiling an information database using terminology and definitions common to and recognized by commercial software products and other industrial and Government applications; and adding credibility to the NASA facilities maintenance budgeting process through standardization.
- c. A requirement in this NPR is identified by "shall," a good practice by "should," permission by "may" or "can," an expected outcome or action by "will," and descriptive material by "is" or "are" (or another verb form of "to be").

### **P.2 Applicability**

- a. This NPR is applicable to NASA Headquarters, NASA Centers, and Component Facilities.
- b. Because of the differences in NASA Center organizations, this NPR does not assume or require a typical facilities maintenance organization. Instead, it uses a systems approach to describe the functions that should be included in any facilities maintenance management system, regardless of its organizational structure.

### **P.3 Authority**

42 U.S.C. 2473 (c)(1), Section 203 (c)(1) of the National Aeronautics and Space Act of 1958, as amended.

### **P.4 Applicable Documents**

- a. 48 CFR Chapter 1, Federal Acquisition Regulation (FAR).

- b. 48 CFR Chapter 18, NASA FAR Supplement (NFS).
- c. NPR 1441.1, NASA Records Retention Schedules.
- d. NPR 1800.1, NASA Occupational Health Program Procedures.
- e. NPD 7330.1, Approval Authorities for Facility Projects.
- f. NPD 8820.2, Design and Construction of Facilities.
- g. NPD 8500.1, NASA Environmental Management.
- h. NPR 8553.1, NASA Environmental Management System.
- i. NPD 8710.5, Policy for Pressure Vessels and Pressurized Systems.
- j. NASA-STD-8719.17, NASA Requirements for Ground Based Pressure Vessels and Pressurized Systems.
- k. NPD 8831.1, Maintenance and Operations of Institutional and Program Facilities and Related Equipment.
- l. NPD 8700.1, NASA Policy for Safety and Mission Success.
- m. NPD 1440.6, NASA Records Management.
- n. NPD 1800.2, NASA Occupational Health Program.
- o. NPR 8570.1, Energy Efficiency and Water Conservation Technologies and Practices.
- p. NPR 8715.3, NASA General Safety Program Requirements.
- q. NPR 8800.15, Real Estate Management Program Implementation Manual.
- r. NPR 8820.2, Facility Project Requirements.
- s. NASA-STD-8719.7, Facility System Safety Guidebook.
- t. NASA-STD-8719.9, Standard for Lifting Devices and Equipment.
- u. NSS 1740.12, NASA Safety Standard for Explosives, Propellants, and Pyrotechnics.
- v. NASA Reliability Centered Maintenance (RCM) Guide for Facilities and Collateral Equipment.
- w. NASA Reliability Centered Building and Equipment Acceptance (RCB&EA) Guide.

## P.5 Measurement/Verification

1. Do Centers' Maintenance Programs comply with the requirements of this NPR? To determine compliance, Facility Maintenance and Operations Program Engineers assigned to Headquarters Facilities Engineering and Real Property Division will perform annual Maintenance and Operation program reviews at the Centers. Reviews entail making random site visits, reviewing Maintenance and Operation Programs and Projects, and evaluating performance and effectiveness in relation to the Annual Performance Metrics and Deferred Maintenance Assessment.

## P.6 Cancellation

This revision cancels NPR 8831.2D w/ Change 1 dated April 21, 2004.

/S/

Thomas S. Luedtke

Associate Administrator for Institutions and Management

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